

# NORTHCROSS SHOPPING CENTER

2525 W ANDERSON LANE, AUSTIN, TX 78757

## Features

- Walmart anchored center with excellent visibility & access
- Located in the heart of Central Austin at the prestigious Burnet Rd and Anderson Ln intersection
- Strong demographics in a premier trade area of Austin
- Excellent national co-tenancy at the intersection
- Strong daytime population and area restaurant sales

## FOR LEASE

MIN CONTIGUOUS SF: 1,620  
 MAX CONTIGUOUS SF: 4,000  
 CONTACT FOR MORE INFORMATION

## Traffic Counts

Anderson Lane	21,125 VPD
Burnet Road	32,209 VPD

## Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	14,128	141,878	334,620
Daytime Populatoin	18,220	169,721	405,022
Avg HH Income	\$109,781	\$102,201	\$105,997
Total Households	7,222	61,284	144,801

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## Area Retailers & Businesses



## Available Space

0130	3,753 sf *
0132	4,000 sf
0145	2,924 sf
0288	1,620 sf
0295	1,596 sf
0325	1,646 sf

\* 2nd gen restaurant

## Current Tenants

BLDG2	Walgreens	14,550 sf
OM100	Gamestop	1,525 sf
OM125	Deep Purpl	1,183sf
OM140	uBreakiFix	899 sf
OM150	America's Best Contacts & Eyeglasses	3,191 sf
OM175	Dos Batos	2,305 sf
OM200	Pita Fusion	2,002 sf
OM300	Tarka Indian Kitchen	3,081 sf
OM320	Pure Bikram Yoga	3,115 sf
OM340	Simplicity Wellness & Aesthetics	2,116 sf
0100	Anytime Fitness	3,500 sf
0110	China Family Restaurant	2,200 sf
0120	Hanabi Japanese Cuisine	2,035 sf
0125	Army Marine Office	1,488 sf
0135	Hi Wings	2,323 sf
0136	H&R Block	1,839 sf
0138	School of Rock	2,657 sf
0140	First Watch	3,600 sf
0200	Guitar Center	18,000 sf
0260	T-Mobile	1,930 sf
0265	Louisiana Crab Shack	2,819 sf
0270	Which Wich	1,564 sf
0275	GNC	1,500 sf
0280	Phonatic Restaurant	3,190 sf
0285	Tea Haus	1,500 sf
0290	Moonlight Nails & Spa	1,525 sf
0300	Legend Dental	3,125 sf
0350	Massage Vida	2,500 sf
0365	Norris Conference Center	20,989 sf
0400	Chaparral Ice Rink	28,916 sf
0530	Go Dance	8,664 sf
0610	Gallery of Salons	16,391 sf
4554	Walmart	98,800 sf



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

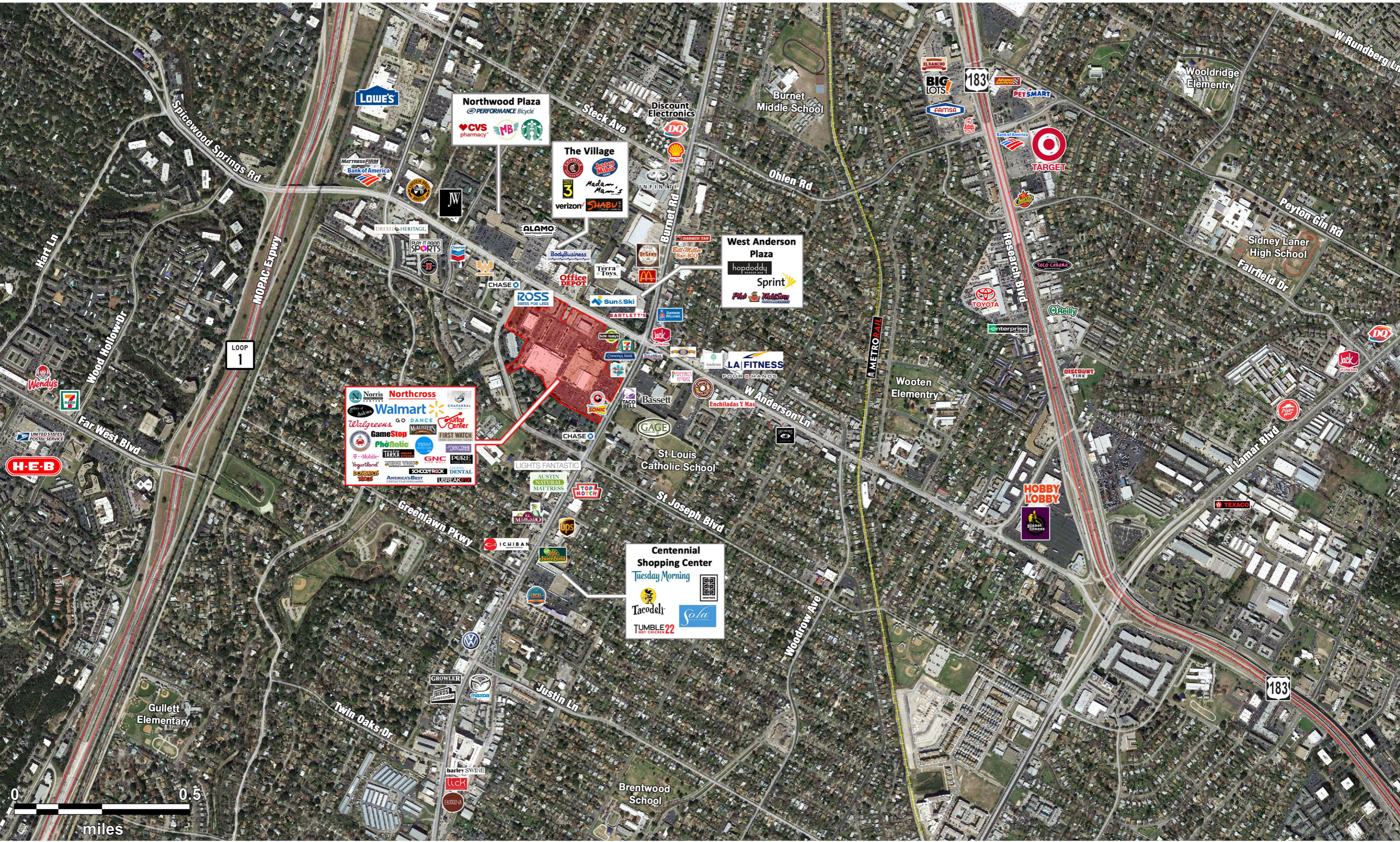
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**weitzman**<sup>®</sup>





# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Date